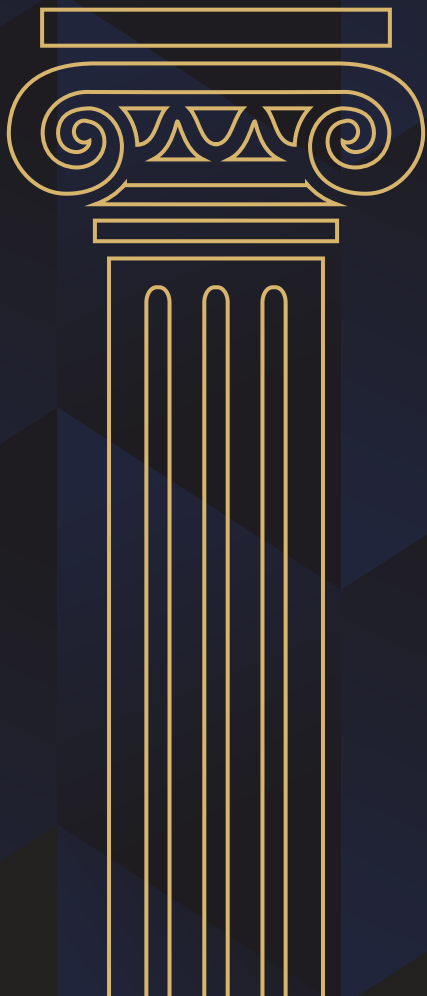




Take Your Business To
New Heights
With Prime location...



ELEVATE YOUR SUCCESS

Experience unparalleled business growth with our prime commercial property in the bustling location of **central Chinchwad**. **Sai Sushrut Business Bay** is strategically located property, situated in a highly-dense area, offers immense visibility and accessibility, making it an ideal choice for a variety of businesses, including **retail shops, offices, hospitals and restaurants**. The property features spacious units with customizable layouts, ensuring that your space perfectly fits your business needs. Enjoy modern amenities such as **round-the-clock security, ample parking for both customers and staff**, and high-speed internet to keep your operations running smoothly. **Railway Station, Mumbai – Pune Highway**, convenient distance from Chinchwad & Bhosari MIDC and **upcoming Metro** are major attractions of the Sai Sushrut.

25000+ sq. FT

Shopping Space

50000+ sq. FT

Office Space







Discover Ten Wonders
at One Place

Discover Sai Sushrut Business Bay – Chinchwad's Premier Business Destination. Step into Sai Sushrut Business Bay, where modern business excellence meets a strategic location in the heart of Chinchwad. Located in a thriving commercial hub, the tower offers seamless connectivity to major transport routes, ensuring effortless accessibility. Enjoy versatile, contemporary office spaces equipped with high-speed internet and advanced infrastructure, tailored to meet your evolving business needs. The building incorporates energy-efficient systems, helping you reduce operational costs while supporting sustainability goals. With **24/7 security, concierge services, and ample parking**, your comfort and safety are always a priority. The Sai Sushrut Business Bay also offers on-site dining, conference rooms, and recreational spaces, enhancing productivity and work-life balance. A striking architectural design elevates your brand's image, while a vibrant professional community offers valuable networking opportunities. With expert property management ensuring a clean, efficient workspace, Sai Sushrut Business Bay is the ideal foundation for your business growth.





01



THE POSITION OF POWER

Nurturing a Progressive Work Environment.

Sai Sushrut Business Bay near Chinchwad Railway Station offers prime location advantages with excellent connectivity via the Pune-Mumbai Highway, railway, city bus network, and the upcoming metro station. Its proximity to major IT and manufacturing hubs, along with robust infrastructure, makes it a strategic choice for businesses. With well-developed public transport, modern amenities, and competitive rental rates, Sai Sushrut Business Bay ensures cost efficiency and strong growth potential.



HOSPITALITY



RETAIL



DINING



BUSINESS



FUEL



STATION

02



WORK CULTURE

Nurturing a Progressive Work Environment

At Sai Sushrut Business Bay, our dynamic Chinchwad location fosters a vibrant work culture with upscale amenities, diverse dining options, and rich networking opportunities. This high-energy environment fuels collaboration and innovation while enhancing daily convenience — all within a highly competitive business ecosystem.



03

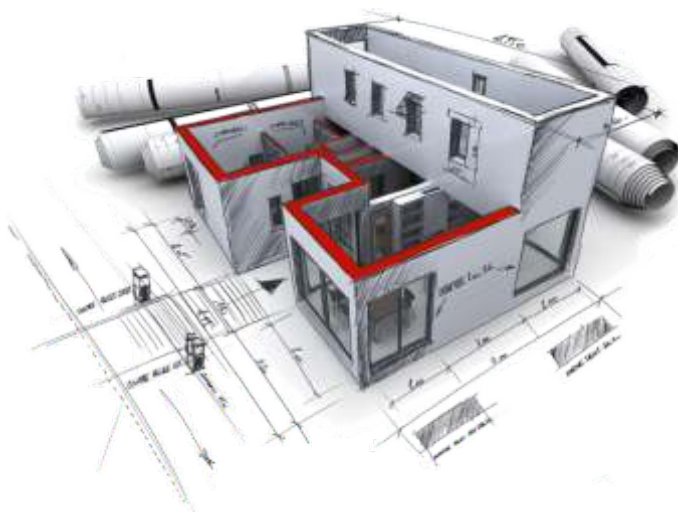


PARKING SPACE

80+ Car Parking

200+ Bike Parking

Adequate parking space in commercial buildings enhances accessibility, attracts customers and supports local businesses.



04



FLEXIBLE OFFICE LAYOUTS

Where Central Access Meets Employee

Sai Sushrut Business Bay offers office owners the advantage of flexible layouts, enabling them to tailor spaces to their unique business needs. Whether it's open work areas, private offices, or collaborative zones, these customizable designs provide the versatility to adapt to evolving demands. This flexibility ensures optimal efficiency and productivity within a well-designed, professional environment.

05



NETWORKING AND OPPORTUNITIES

Your Hub for Networking Success

Sai Sushrut Business Bay's central Chinchwad location, near Chinchwad and Bhosari MIDCs, offers exceptional networking opportunities. This strategic position enhances visibility, accessibility, and business potential through increased foot traffic and local events, enabling businesses to effectively capitalize on market trends.



06



ECONOMIC BENEFITS

Strategic Location, Superior Profits Invest in Central Excellence.

Owning commercial property at Sai Sushrut Business Bay brings economic benefits like high foot traffic, visibility, and enhanced accessibility, boosting customer engagement and sales. The prime location ensures operational efficiency, higher rental income, and a prestigious address, offering a strong ROI, elevated brand image, and appeal to top-tier clients.

07



SECURITY & PEACE OF MIND

Nurturing a Progressive Work Environment.

Owning or leasing at Sai Sushrut Business Bay ensures top-notch security with 24/7 surveillance, access control, and on-site personnel in a low-crime, well-patrolled area. This robust security infrastructure allows businesses to focus on growth, confident that their premises and assets are protected.



08



HIGHEST FOOTFALLS

Nurturing a Progressive Work Environment.

Sai Sushrut Business Bay's prime location near the railway station and hospitals ensures high footfall. With excellent access to bus, railway, and upcoming metro links, it attracts diverse visitors, boosting visibility and sales—ideal for businesses looking to maximize their impact in Chinchwad.

09



INVESTING IN Sai Sushrut Business Bay

Strong Return On Investment

Chinchwad offers strong ROI due to its prime location along the Pune-Mumbai highway, ensuring high visibility and easy access. Proximity to Pune's IT and industrial hubs drives demand, resulting in solid rental yields. With developed infrastructure, a growing real estate market, and competitive rental rates, Chinchwad promises sustained economic growth and long-term investment potential.



10



REFLECT BRAND VALUE

A corporate office at Sai Sushrut Business Bay enhances brand prestige, operational efficiency, and networking, while its prime location complements owning a factory at Bhosari or Chinchwad MIDC. This strategic positioning boosts market presence and growth potential.

SPECIFICATIONS



**RCC Framed
Structure**



**External Double
Glazed Glass Facade**



**Security
Entry & Exits**



**Fire Detection System
as Per Industry Norms**



**24X7 CCTV
Secured Campus**

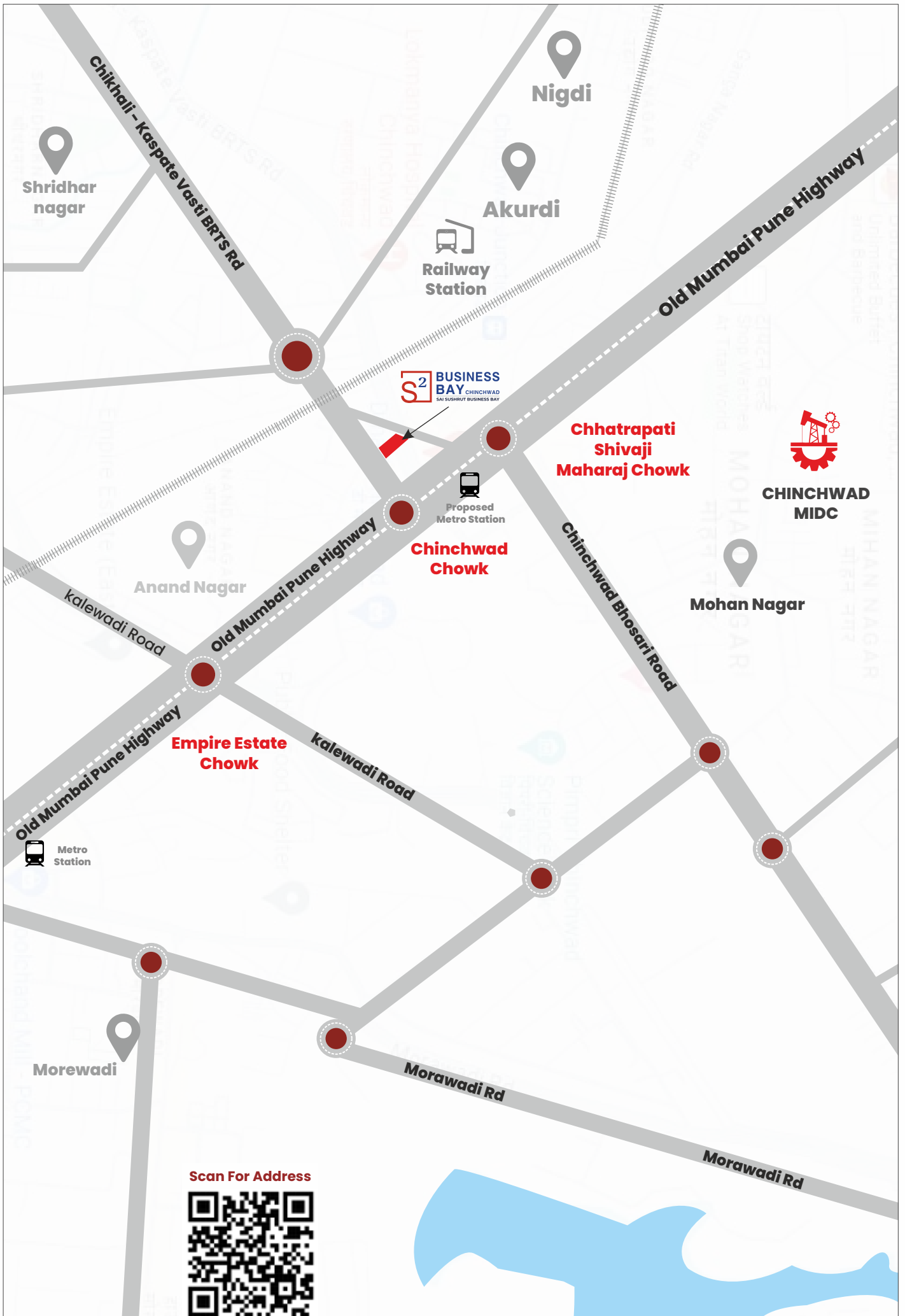


**Well-ventilated Lobbies
& Passages**

ENTIRE SPACE UNDER CCTV SURVEILLANCE



At Sai Sushrut Business Bay your safety and security are our top priorities. The entire space is under constant CCTV surveillance, ensuring a secure environment for all our occupants and visitors



IMPORTANT JUNCTIONS

Mumbai - Pune Expy	8 km
Mumbai - Pune Highway	0 km

STATIONS

Railway Station	0.1 Km
Bus Stop	0.2 Km
UPCOMING METRO	0.2 Km

INDUSTRIAL

Chinchwad MIDC	3 Km
Bhosari MIDC	5 Km
MIDC	2 Km
Tata Motors	3 Km

MALLS AND MULTIPLEX

Elpro City Square Mall	2 Km
ZUDIO - Star Bazaar	2 Km
Mspace mall	2.4 Km
PVR City one Mall	1. Km

EDUCATION

PCET Campus	5 Km
Pune University	10 Km

HOTELS AND CLUBS

Hotel Celebrations Inn	0.1 Km
Sayaji Hotel	7 Km
DoubleTree by Hilton Hotel	2 Km

PLACES

Annasaheb Magar Stadium	5 Km
Pradhikaran	4.5 Km
Ramkrishna Sabhagruha	1 Km

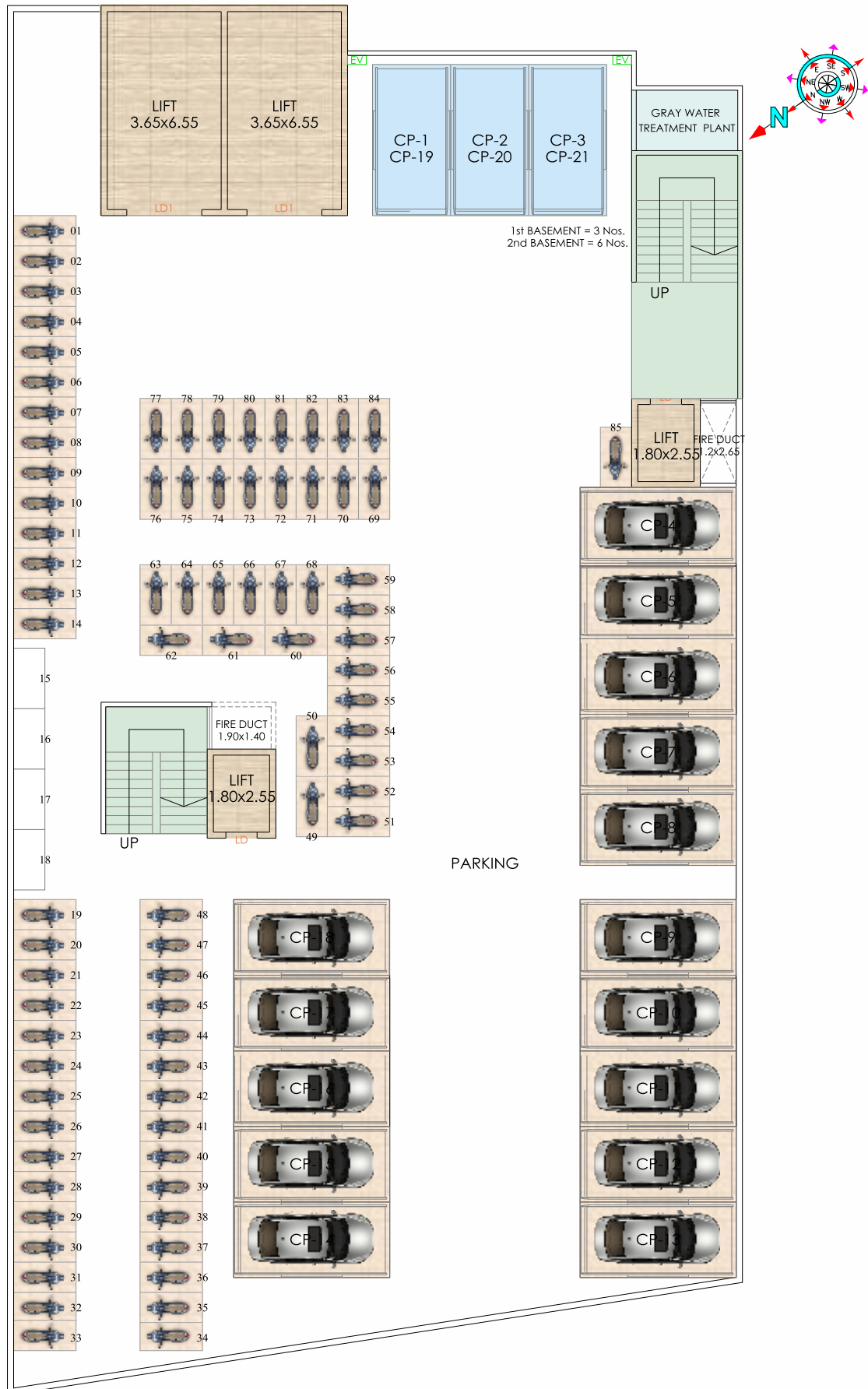


Lobby

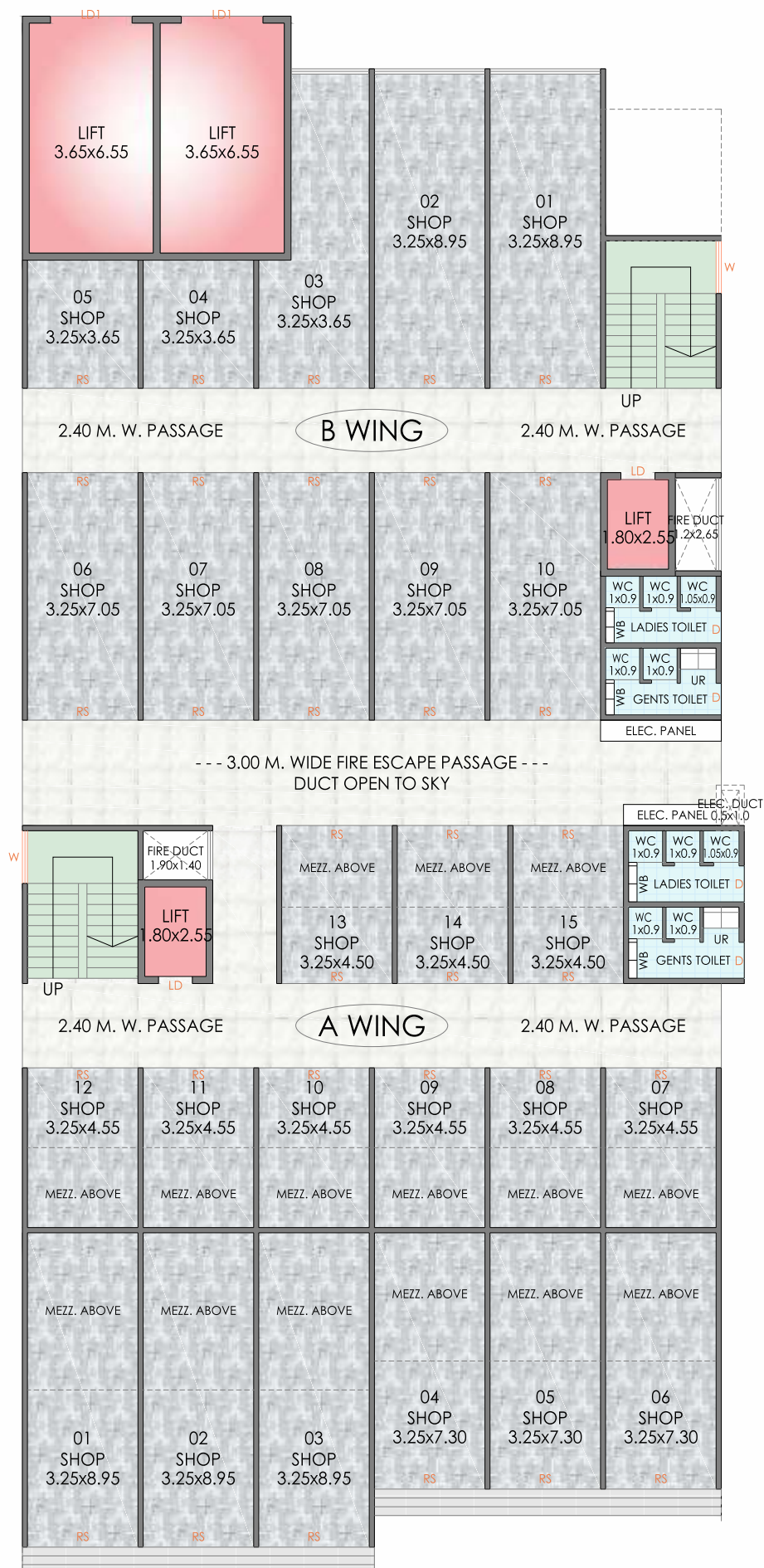
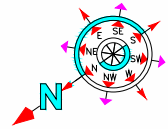
The spacious lobby at Sai Sushrut Business Bay serves as the perfect introduction to the vibrant business environment within. Thoughtfully designed with an open layout, the lobby features high ceilings and large glass facades that allow natural light to illuminate the space, creating a warm and inviting ambiance. The use of premium materials, such as polished stone flooring and contemporary metal accents, adds a touch of elegance and sophistication. The lobby's design not only enhances the aesthetic appeal but also ensures a seamless flow of foot traffic, reflecting the complex's commitment to providing a professional and welcoming experience from the moment one steps inside.



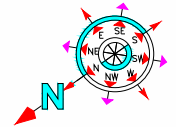
FIRST & SECOND BASEMENT FLOOR PLAN



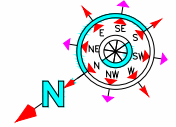
GROUND FLOOR PLAN



GROUND & MEZZANINE FLOOR PLAN

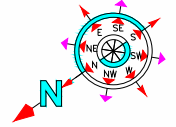


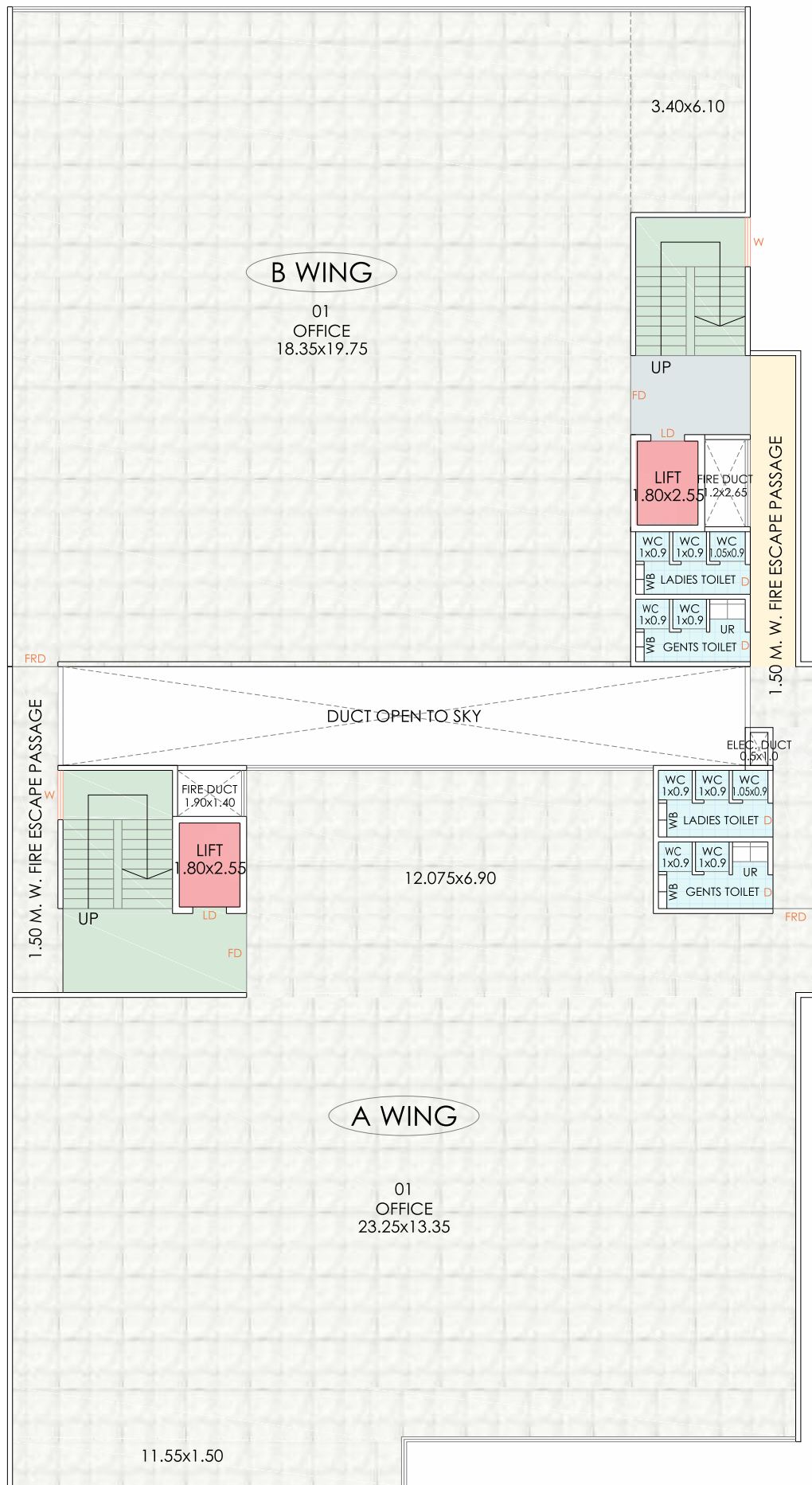
FIRST & MEZZANINE FLOOR PLAN





THIRD FLOOR PLAN







P52100077370
<https://maharera.mahaonline.gov.in>



Address : CTS No 4521, Balu Kaka Kanitkar Path, Pimpri-Chinchwad, Pune -19

Phone No. : +91 735 336 9595 / 735 336 9393

DISCLAIMER : The images and material contained in the Brochure are conceptual illustrations. Only the Actual Agreement (to be entered into between the flat purchaser and the developers), shall be binding on the Parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the Purchaser by the Developer. The Developer reserves all rights to make alterations, modifications, and changes in the sanctioned plan, lay out specification, flats/units, elevations, designs, and amenities that will be made available in the project.